

Derby P&Z Application Status Report –01/20/2026

<b>Applications</b>	<b>Received</b>	<b>History</b>	<b>Status</b>	<b>M.A.D. <sup>1</sup></b>
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**Application # 2025-11-18-01**

4 You LLC – 3 Francis Street

Non-Conforming Use Review – Site Plan Review	11/18/2025			1/22/2026
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\*Staff has reviewed the building file and found no evidence that the property use has changed or was intended to change in any official capacity.

**Application # 2025-11-18-02**

Jonnie Hudson

Zone Text Amendment – Bed & Breakfast (B&B) in R-3 Zone, Parking Standard for B&B

11/18/2025		P.H.(S) 01/20/2026	3/26/2026
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\*See attached review by NVCOG. No review has been submitted by SCCROG, though 35 days have passed since SCCROG was notified of the application.

**Application # 2025-11-18-03**

Jonnie Hudson - 80 Stelmack Road

Special Exception Application – B&B	11/18/2025		P.H.(S) 1/20/26	3/26/2026
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\*Notices have been sent to abutters.

\*Please note that this application can only be approved if the zone text amendment to allow Bed and Breakfast in the R-3 zone is approved.

See invoice #10021612, 10022461

C.R.R.=Certified Mail w/ Return Receipt; P.H=Public Hearing; P.H.(O)=P.H. Open; P.H.(C)=P.H. Closed; P.H.(S)=P.H. Scheduled; M.A.D.=Mandatory Action date  
 1. Mandatory Action Date subject to change depending upon duration of public hearing and action by Commission.

**RECEIVED**

By Marc J. Garofalo, MPA, MCC, MCTC at 8:42 am, Jan 21, 2026



**STAFF REFERRAL REPORT**

TO: Derby Planning and Zoning Commission, Mayor of Derby, Building Official, Acting Zoning Enforcement Officer, and Building Department Secretary

FROM: Emely Ricci, Community Planner II, NVCOG, 49 Leavenworth Street, 3<sup>rd</sup> floor, Waterbury (203) 757-0535

DATE: December 29, 2025  
NVCOG FILE NO.: DERB-22-120425-Z  
MUNICIPALITY: City of Derby  
DATE RECEIVED: December 04, 2025  
TYPE OF REFERRAL: Text Amendment  
DATE OF PUBLIC HEARING: January 20, 2026  
APPLICANT: Johnnie Hudson c/o Attorney Dominick Thomas

**DESCRIPTION OF PROPOSAL:**

The City of Derby Planning and Zoning Commission received a text amendment proposal from Johnnie Hudson to amend:

- **Article III, Section 195-11 Residential – 3 (R-3) Zone, D. Special Exceptions** by creating a new line for *Bed and Breakfast with no more than three (3) guest rooms* to establish a new use;
- **Article VII, Section 195-54 Parking spaces; number and location** by creating a new line for *Residential: Bed and Breakfast* and establishing a parking of *1 space per guest room*.

**STAFF RECOMMENDATION:**

NVCOG Staff finds the proposed text amendments to Article III, Section 195-11 and Article VII, Section 195-54 to not be regionally significant and not have intermunicipal impact.

\* \* \* \* \*

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

**Invoice**



Jamie Wilson  
City of Derby  
Planning & Zoning  
1 Elizabeth Street  
Derby, CT 06418

December 08, 2025  
Invoice No: 10021612  
Project Manager: Ryan McEvoy  
PO Number: TBC

**Invoice Total: USD 2,853.75**

Project 141.V11563.00023 11563.00023 Planning & Zoning - Derby, CT

**Professional Services from November 01, 2025 to November 28, 2025**

Phase 0010 General Consultation & Admin.  
Services Rendered: Prepare for and attend November meeting. Review of Chase Bank application and St Vincent De Paul application.

**Professional Staff**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Senior Principal	3.50	250.00	875.00	
Principal 1	7.00	215.00	1,505.00	
Administrative	.25	95.00	23.75	
Totals	10.75		2,403.75	
<b>Total Labor</b>				<b>2,403.75</b>
		<b>Phase Total</b>		<b>USD 2,403.75</b>

Phase 0110 Zoning Enforcement Assistance  
Services Rendered: Review of zoning related impacts to modifications at #3 Francis Street.

**Professional Staff**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Principal 1	2.50	180.00	450.00	
Totals	2.50		450.00	
<b>Total Labor</b>				<b>450.00</b>
		<b>Phase Total</b>		<b>USD 450.00</b>
		<b>Total this Invoice</b>		<b>USD 2,853.75</b>

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Please make all payments to **SLR International Corporation**  
**ACH/Wire Payment:** U.S. Bank, N.A., Seattle, WA **ABA:** 125000105 **Acct:** 153590817315 **SWIFT:** USBKUS44IMT  
**Check Remit Address:** PO Box 809327, Chicago, IL 60680-9327  
Email remittance info to *ar-us@slrconsulting.com*  
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**Invoice**



Jamie Wilson  
City of Derby  
Planning & Zoning  
1 Elizabeth Street  
Derby, CT 06418

January 09, 2026  
Invoice No: 10022461  
Project Manager: Ryan McEvoy  
PO Number: TBC

**Invoice Total: USD 1,123.75**

Project 141.V11563.00023 11563.00023 Planning & Zoning - Derby, CT

**Professional Services from November 29, 2025 to January 02, 2026**

Phase 0010 General Consultation & Admin.  
Services Rendered: Assistance with processing application documents to COGs.

**Professional Staff**

		<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Principal 1		1.25	215.00	268.75	
	<b>Totals</b>	1.25		268.75	
	<b>Total Labor</b>				<b>268.75</b>
			<b>Phase Total</b>		<b>USD 268.75</b>

Phase 0110 Zoning Enforcement Assistance  
Services Rendered: Update zoning regulations to incorporate text amendment from 2024 and 2025.

**Professional Staff**

		<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Principal 1		4.75	180.00	855.00	
	<b>Totals</b>	4.75		855.00	
	<b>Total Labor</b>				<b>855.00</b>
			<b>Phase Total</b>		<b>USD 855.00</b>
			<b>Total this Invoice</b>		<b>USD 1,123.75</b>

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